



YorkshireWater

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Yorkshire Water Services
Developer Services
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Your Ref: 2017/92997
Our Ref: T014690

For telephone enquiries ring :
John Wellham on 0345 120 8482

20th September 2017

Dear Sir/Madam,

Lidl, Station Road, Mirfield - Erection of 70 (over 55) retirement apartments comprising of four blocks, provision of a community building, electricity substation and laying out of internal roads, parking areas and greenspace and associated infrastructure

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

Water Supply

A water supply can be provided under the terms of the Water Industry Act, 1991.

Waste Water

If planning permission is to be granted, the following conditions should be attached in order to protect the local aquatic environment and YW infrastructure:

**No building or other obstruction including landscape features shall be located over or within 3 (three) metres either side of the centre line of the sewer i.e. a protected strip width of 6 (six) metres, that traverses the site. If the required stand-off distance is to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker
(In order to allow sufficient access for maintenance and repair work at all times)**

No development shall take place until details of the proposed means of disposal of surface water drainage, including but not exclusive to :-

a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;

b) evidence of existing positive drainage to public sewer and the current points of connection; and

c) the means of restricting the discharge to public surface water sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change have been submitted to and approved by the Local Planning Authority. Furthermore, unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works.

(To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage)

Observations

Submitted Documents

The Flood Risk Assessment (prepared by Haigh Huddleston and Associates - Report E17/6788/FR01 dated July 2017) is not acceptable.

In summary, the report states that

Surface water will discharge to public combined sewer via storage with restricted discharge - Other means of surface water disposal required to be investigated (soakaways/watercourses) before consideration to sewer. There is also a separate surface water sewer system available so if soakaways and watercourses are not viable, the surface water network must be used.

The means of surface water management has not been properly considered within the FRA.

Yorkshire Water requires further information regarding the means of draining surface water from the development

Yorkshire Water has no objection in principle to:

1) The proposed sewer diversion (subject to the requirements of Section 185 Water Industry Act 1991).

submitted on drawing P16:4981:06 dated 14/08/2017 that has been prepared by JRP.

The submitted drawing does not show any foul water or surface water drainage proposals.

The developer should also note that the site drainage details submitted have not been approved for the purposes of adoption or diversion. If the developer wishes to have the sewers included in a sewer adoption/diversion agreement with Yorkshire Water (under Sections 104 and 185 of the Water Industry Act 1991), they should contact our Developer Services Team (tel 0345 120 84 82, email: Technical.Sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption and diversion should be designed and constructed in accordance with the WRc publication 'Sewers for Adoption - a design and construction guide for developers' 6th Edition, as supplemented by Yorkshire Water's requirements.

Existing Infrastructure

On the Statutory Sewer Map, there is a 300mm diameter public combined sewer recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme.

A proposal by the developer to alter/divert a public sewer will be subject to YW requirements and formal procedure in accordance with Section 185 Water Industry Act 1991.

Surface Water Disposal

The developer is proposing to discharge surface water to public sewer however, sustainable development requires appropriate surface water disposal.

Yorkshire Water promote the surface water disposal hierarchy. The developer must provide evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical before considering disposal to public sewer.

The developer and LPA are strongly advised to seek comments on surface water disposal other drainage bodies as further restrictions may be imposed.

As a last resort, and upon receipt of satisfactory evidence to confirm the reasons for rejection of other methods of surface water disposal, curtilage surface water may discharge to public surface water sewer. Surface water discharges to the public surface water sewer must have a minimum of 30% reduction based on the existing peak discharge rate during a 1 in 1 year storm event.

The developer will be required to provide evidence of existing positive drainage to a public sewer from the site to the satisfaction of YWS/the LPA by means of physical investigation. On-site attenuation, taking into account climate change, will be required before any discharge to the public sewer network is permitted.

The public sewer network is for domestic sewage purposes. This generally means foul water for domestic purposes and, where a suitable surface water or combined sewer is available, surface water from the roofs of buildings together with surface water from paved areas of land appurtenant to those buildings. Land and highway drainage have no right of connection to the public sewer network.

The developer should contact the Highway Authority with regard to acceptability of highway drainage proposals. Highway drainage, may however be accepted under certain circumstances. In this event, a formal agreement for highway drainage discharge to public sewer, in accordance with Section 115 of the Water Industry Act 1991, will be required.

Yours faithfully

A handwritten signature in black ink, appearing to be 'A. Baker', written in a cursive style.

Developer Services Team